

FOR SALE
21,000 SF

6310 Blair Hill Lane
Baltimore, MD

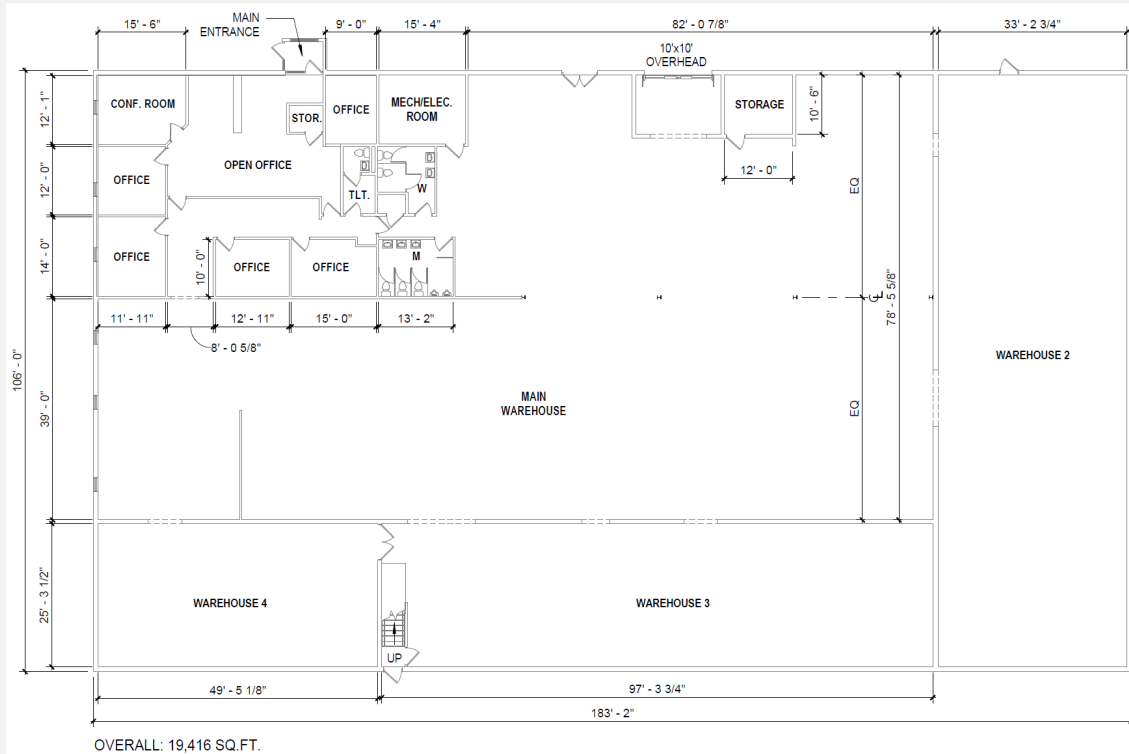


RARELY AVAILABLE INFILL
LIGHT INDUSTRIAL BUILDING





PROPERTY HIGHLIGHTS



GROUND LEASE:
BGE ground lease/additional parking

Control through April 2035
60' x 80'
17 spaces

PROPERTY HIGHLIGHTS



BUILDING SIZE
21,000 SF with 5,000 SF existing office



MEZZANINE STORAGE
1,450 SF



HVAC
Fully Conditioned



CLEAR HEIGHT
Varies throughout given two expansions from original building footprint



LOADING
1 At Grade Drive In



POWER
Heavy (current printing facility)



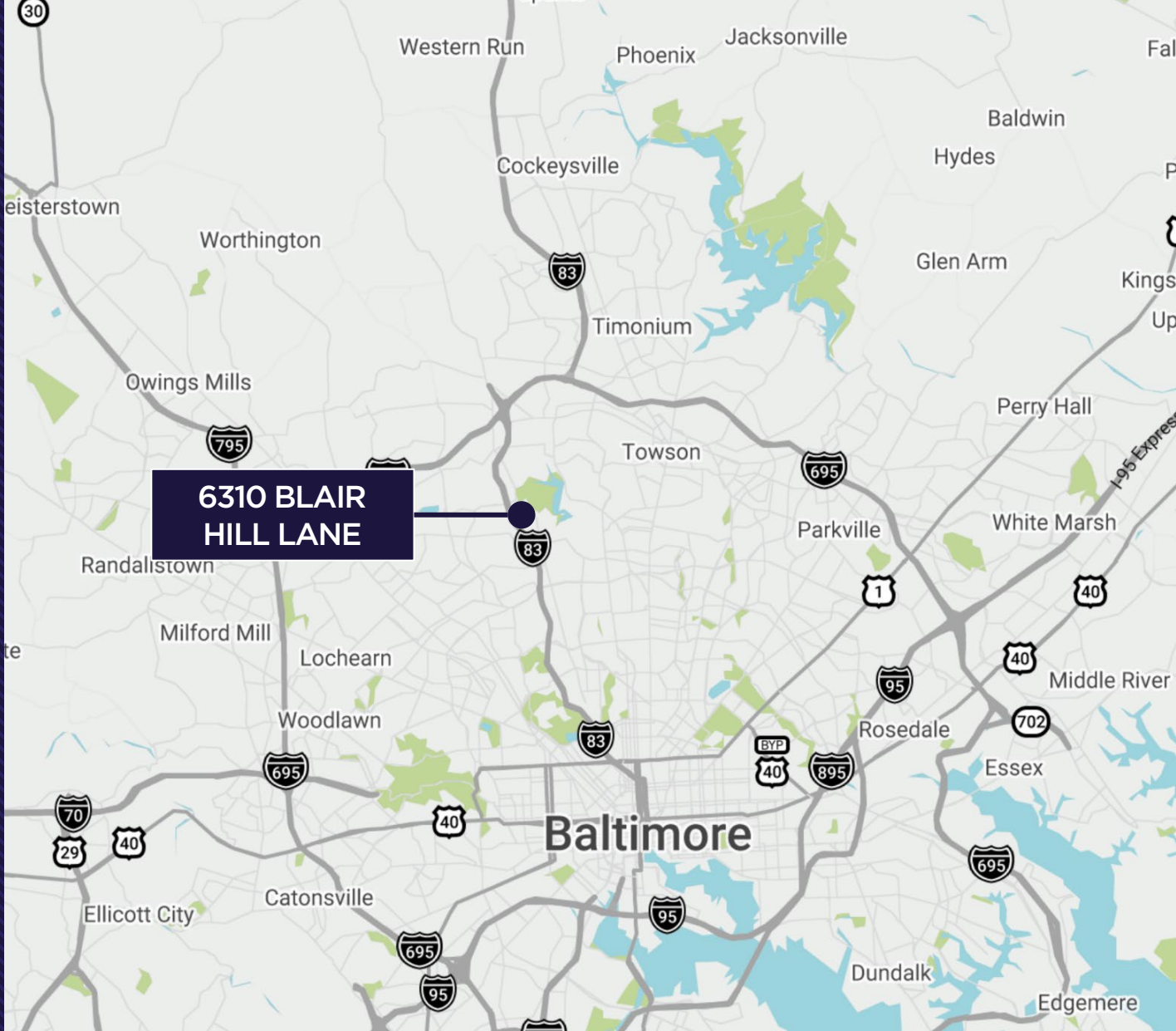
CAR PARKING
20 Spaces



ACREAGE
0.83 Acres



ZONING:
ML



6310 BLAIR HILL LANE

2 MILES
TO INTERSTATE 83

3 MILES
TO INTERSTATE 695

8 MILES
TO BALTIMORE CITY

11 MILES
TO INTERSTATE 70

14 MILES
TO INTERSTATE 95 N

17 MILES
TO INTERSTATE 95 S

CORPORATE NEIGHBORS & NEARBY AMENITIES



EARTH, WOOD & FIRE,
coal-fired cuisine





CONTACT INFORMATION



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